



## 30 TICEHURST ROAD BRIGHTON, BN2 5PU

£1,850 PCM

Fantastic four-bedroom family home just moments from Brighton Marina and the seafront. This well-presented property combines a great layout with spacious rooms allowing for plenty of natural light throughout. Comprising downstairs; large kitchen/diner, living room, conservatory and the first of the four double bedrooms, this one benefitting from en-suite access. Upstairs you will 3 further doubles all with built in storage and fantastic 4 piece bathroom suite with his and hers sinks. The property further benefits from large rear garden, off street parking, double glazing throughout and gas central heating.

Located on Ticehurst Road, set just inland from Brighton Marina, the property is well suited for those looking to work locally or commute, with the A27 easily accessible. Being just moments from Brighton Marina you will find a plethora of local shops, restaurants and amenities all on your door step, along with the seafront and hospital being closely situated.

This property does not have an HMO licence.

# Nicholas James

SALES LETTINGS AUCTIONS

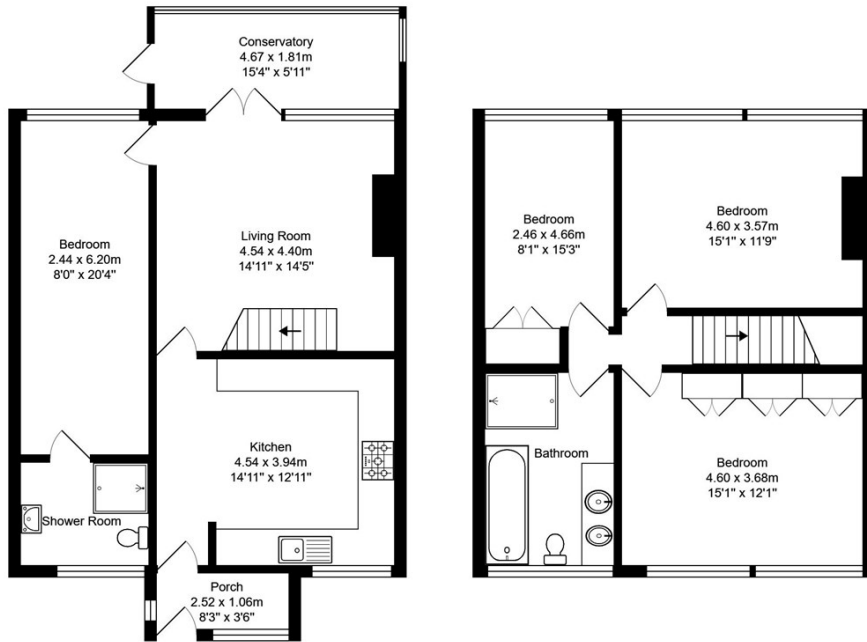




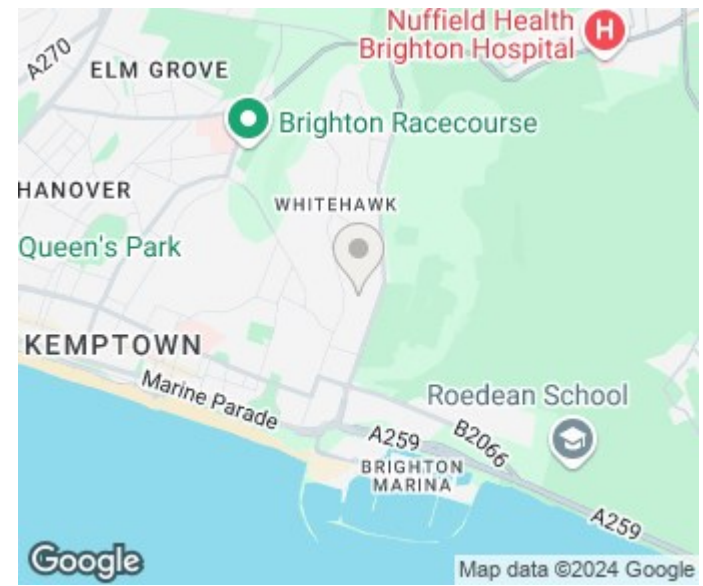








Ticehurst Road  
 Total Area: 113.8 m<sup>2</sup> ... 1225 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**Nicholas  
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